

Industrial Flex Building

1538 South County Trail
East Greenwich, RI 02818
www.cbre.com

Sub-Divisible: $\pm 6,500$ SF up to
 $\pm 30,244$ SF

Property Overview

CBRE is pleased to offer for lease the $\pm 30,244$ SF building at 1538 South County Trail, East Greenwich, RI. This free-standing building is located in just off Interstate 95 and Rt. 4. The facility is fully air-conditioned with well appointed offices, assembly, production and warehouse space. The building can be sub-divided to offer space at 6,500 SF, 19,500 SF, 26,000 SF and 30,244 SF.

Property Highlights

- + $\pm 30,244$ SF industrial building
- + $\pm 7,000$ SF office space
- + $\pm 24,000$ SF industrial space
- + 18' to the deck, 16' under the beam
- + $\pm 1,500$ SF offices on mezzanine level
- + 6.12 Acres
- + 80 parking spaces with room to add additional parking
- + Zone M/LI
- + 4 Loading docks
- + 1,600 Amp, 480 Volts, 3 phase power
- + 100% Air-conditioned building



Industrial Flex Building

1538 South County Trail | East Greenwich, RI 02818

For Lease

Property Specifications

Building Size	±30,244 SF ground floor
Office Space	±7,000 SF
Land Area	6.12 acres
Year Built	1980
Ceiling Height	18' to the deck and 16' under the beam
Loading	4 Loading docks
Zoning	M/LI
Rent	\$12.00/SF, NNN
Real Estate Taxes	\$55,812 / \$1.77/SF
Other	6.12 acres, room for expansion



Contact Us

Dan Cregan

Vice President

+1 401 621 4340

dan.cregan@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com

